









This spacious three bedroom semi detached home is available with immediate vacant possession and no upward chain. In need of updating and modernising throughout, the accommodation on the ground floor includes an entrance porch, hall with staircase to the first floor, lounge, dining room, kitchen, rear porch with access to wc. On the first floor three bedrooms and a bathroom/wc. Externally there are gardens to the front and rear along with a driveway and garage. Occupying a pleasant cul-de-sac position within this sought-after area of Tunstall, close to local amenities, shops and schools as well as offering links to surrounding areas. Early viewing recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Porch

Double glazed windows to front and side. Inner UPVC door to hall.

Reception Hall



Radiator and stairs to first floor with storage under. Single glazed bay window to porch and single glazed window to side.

Lounge 10'9" x 13'10"



Double glazed bay window to front, radiator and feature fireplace.

Dining Room 10'9" x 16'6"



Single glazed box bay window to rear, wood burning stove and radiator.

Kitchen 10'4" x 10'1"



Wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer. Space for oven, fridge freezer and washing machine. Radiator and double glazed box bay window to side. Door to rear porch.

Rear Porch



Double glazed windows and UPVC door to rear. Door to WC.

Ground Floor WC



Low level wc, wash basin and double glazed window to rear.

First Floor Landing



Single glazed stained glass feature window and access point to loft.

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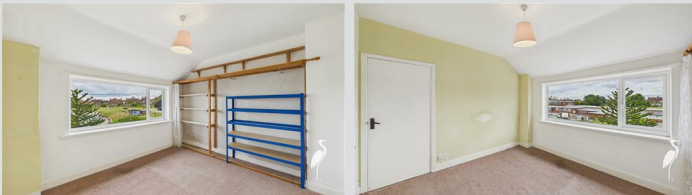
MAIN ROOMS AND DIMENSIONS

Bedroom 1 10'4" x 13'10"



Double glazed bay window to front, radiator and built in wardrobes.

Bedroom 2 11'11" x 10'7"



Double glazed window to rear and radiator.

Bedroom 3 7'10" x 9'1"



Double glazed box bay window to front and radiator.

Bathroom



Bath, shower cubicle, low level wc and hand wash basin. Column radiator and double glazed window.

Outside



Garden to the front with driveway off street parking parking for multiple vehicles leading to single garage, whilst to the rear a good sized garden.

Outhouse



Four single glazed windows to rear.

Garage 8'0" x 17'7"



Accessed via up and over door. Single glazed window and wooden door to garden.

Council Tax Band

The Council Tax Band is Band C.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 13/5/1953 and the Ground Rent is £6.00 per annum.

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

Important Notice - Particulars

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-
The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales

MAIN ROOMS AND DIMENSIONS

particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

Fawcett Street Viewings

To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

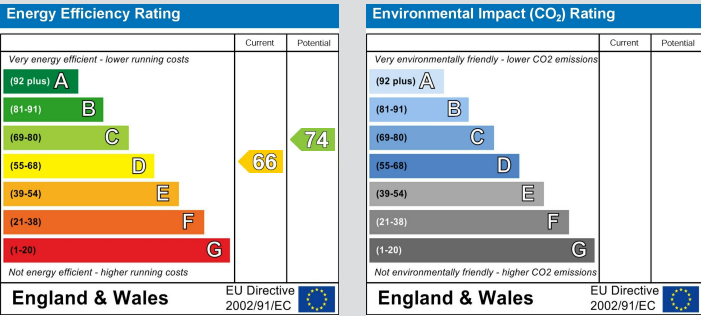
Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

Peter Heron Estate Agents are members of The Property

Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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Ground Floor



First Floor

Approximate total area⁽¹⁾

114.5 m²

1233 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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